

Unit 602 - Icon South Beach

602 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11698239
Status:	Active
Size:	1,933 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$3,150,000
List PPSF:	\$1,630
Valuated Price:	\$2,039,000
Valuated PPSF:	\$1,055

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	280
Number of active listings for rent:	19
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

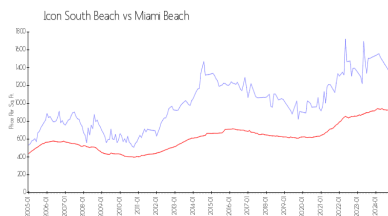
Icon South Beach Condominium
305-604-2088

<http://www.iconsouthbeach.com/main.htm>

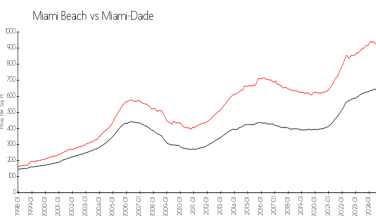
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2006	1,452 sq ft	Dec 2024	\$1,600,000	\$1,102
1606	1,452 sq ft	Nov 2024	\$1,450,000	\$999
1910	1,370 sq ft	Oct 2024	\$1,680,000	\$1,226
2110	1,370 sq ft	Sep 2024	\$1,400,000	\$1,022
3203	2,158 sq ft	Sep 2024	\$3,175,000	\$1,471

Market Information



Icon South Beach: \$1386/sq. ft.
Miami Beach: \$936/sq. ft.



Miami Beach: \$936/sq. ft.
Miami-Dade: \$693/sq. ft.

Inventory for Sale

Icon South Beach	4%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Built in 2005 - 280 units - 40 floors

Icon South Beach	196 days
Miami Beach	104 days
Miami-Dade	89 days